

# TOWN OF HAMDEN

## COMMUNITY DEVELOPMENT ADVISORY COMMISSION MEETING

**August 11, 2010**

**5:30 PM**

**Keefe Community Center**

**11 Pine Street**

**Hamden, Connecticut**

**Commissioners in Attendance:** Lee Campo, Chairman  
Kurt Bauknecht, Vice Chairman  
Joyce Blandon  
Michael Brooks  
Terre Daniels  
Janet Lyons

**Others in Attendance:** Chris Marchand, Community Development Program Director  
Peggy Craft, Commission Clerk

### **CALL TO ORDER**

Chairman Campo called the meeting to order at 5:39 PM.

### **APPROVAL OF JUNE 9, 2010 MEETING MINUTES**

Chairman Campo asked if there were any additions, deletions or corrections to the Minutes of the June 9, 2010 Meeting. Hearing none, he called for a motion to approve the Minutes as presented. **Commissioner Bauknecht motioned to approve the Minutes as presented. Commission Daniels seconded the motion. The Minutes of the June meeting were approved by a unanimous vote.**

### **ATTENDANCE**

Attendance was taken as noted above.

### **PROGRAM MANAGER'S REPORT**

Program Manager Chris Marchand presented the following information to the Commissioners:

#### **Rehabilitation Program**

Projects completed since June 2010:

47 Homelands Terrace – Traditional Rehab - \$19,850 (HOME)

46 Francis Avenue – Emergency Roof - \$5,625 (CDBG)

## **Community Development Advisory Commission**

**Meeting, August 11, 2010**

**Page 2**

There are six rehabilitation projects in active phases. They are:

362 Goodrich Street - Traditional Rehab - \$25,070 (HOME) approved

105 Cherry Ann Street - Emergency Roof – Bid Opening 08/16/10

1700-1702 State Street - Emergency Roof – Bid Opening 08/16/10

24 Saint James Street - Emergency Roof – Bid Opening 08/16/10

131 Helen Street - Emergency Roof – Bid Opening 08/16/10

70 Glenbrook Road – Traditional Rehab – Bid Opening 08/12/10

Projects on hold are:

126 Woodin Street - (HOME Funds)

137 Shepard Street - DEP Consent Area

482 Shelton Avenue - DEP Consent Area

There are 14 additional projects on the waiting list. This list will be exhausted by the winter of 2011 without additional applications or funding.

Mr. Marchand has applied to the State for more HOME funds. This application is currently on hold. He added that after the Glenbrook project is completed only rehab funds would be left. These funds are used for emergency projects such as roof repairs. He feels we are in good shape as far as receiving the HOME funds.

Mr. Brooks asked if the homeowners put any money into the rehab projects. Mr. Marchand said not the way the program is presently set up. Mr. Marchand also pointed out that most of the people who apply for these funds don't have matching money. Mr. Campo said that he feels that this is not right, and asked if any of the applicants send thank you letters. Mr. Marchand said that they receive many letters of appreciation. Mr. Bauknecht asked who pays for the title searches for these projects. Mr. Marchand said the program does. Mr. Brooks asked if the program could be changed so that they would be required to pay a nominal fee such as \$1,000. Mr. Campo and Mr. Bauknecht both agreed. Mr. Marchand said that if the HOME funding doesn't come in this is something that we could think about. Ms. Lyons asked if the State gave any idea when the funds might be available. Mr. Marchand said possibly in September. Mr. Marchand said that the homeowners in these projects have a lien placed on their property, and it remains for five years. These liens can be no further than the third lien on the property.

### **191 Butler Street**

The same tenants are still living at 191 Butler Street. He added that HRHP money is being applied for.

### **DOWN PAYMENT ASSISTANCE**

There have been three closings since the last report for a total of \$11,900. These took place in PY 36. There is \$50,000 allocated for Down Payment Assistance in the current year. It is anticipated that these funds will be expended prior to the end of the program year. If it becomes necessary, funds can be transferred from other line items

## **Community Development Advisory Commission**

**Meeting, August 11, 2010**

**Page 3**

### **FAIR RENT**

Mr. Marchand reported that there have been no hearings or mediations. He added that there have been no problems with Broadmoor. He said that due to the new Quinnipiac University housing Broadmoor's occupancy rate is down to about 93% from 98%. There was a discussion regarding the new Quinnipiac University housing.

### **Commercial Rehabilitation Program**

The Concord/Dixwell streetscape project was completed in July. Mr. Marchand reported that it looks very good and this improvement has corrected many problems such as drainage.

There are currently applications being completed for façade improvement grants. These grants are for up to \$10,000. A business at the intersection of Dixwell Avenue and Helen Street, the French Italian Liquor Store has submitted an application to complete façade improvements. Tiesha Touba Salon on Dixwell Avenue has also submitted an application. A signs grant for up to \$2,000 has been approved for the Dancers Shop at 1935 State Street.

Mr. Marchand said that the façade improvement grant at 867 Dixwell Avenue looks beautiful. Other businesses in the area are interested in applying for a grant. A new business is going into a building on State Street and applied for this grant, and the bid for it was opened today.

### **Miscellaneous**

The Dadio Farm Road project is running well. The CDBG funds for this project have been fully expended.

The PY funds were received at the end of July. The Public Service Agencies received their award agreements and they can now begin using the funds. The Mayor's Chief Administrative Officer Curt Leng suggested that a press release be done regarding this. Mr. Marchand prepared a press release and included a copy in his Monthly Report.

Mr. Marchand next discussed potential projects that we could seek to initiate in PY 36. There was a discussion of possible ADA projects.

Mr. Brooks asked about the former Hamden Middle School and the Newhall Remediation Project. Mr. Marchand said that DEP has mobilized behind the old Newhall Community Center. He added that the Middle School is no longer being used due to fire violations.

### **OLD BUSINESS**

There was no Old Business to come before the Commission.

### **NEW BUSINESS**

There was no New Business to come before the Commission.

**Community Development Advisory Commission**

**Meeting, August 11, 2010**

**Page 4**

**Adjournment**

There was no further business to come before the Commission, and Chairman Campo called for a motion to adjourn. **Commissioner Brooks motioned for adjournment. The motion was seconded by Commissioner Daniels and passed unanimously.** Chairman Campo adjourned the meeting at 6:15 PM.

Submitted by:

---

Peggy Craft, Commission Clerk

***THE NEXT MEETING OF THIS COMMISSION WILL BE HELD ON:***

***September 8, 2010***